BILL GARRETT, Davidson County
Trans:T20130060643 DEEDQC
Recvd: 07/16/13 15:43 2 pgs
Fees:12.00 Taxes:0.00
20130716-0073599

This Instrument Prepared By:
Christian Schütz
Baker, Donelson, Bearman, Caldwell & Berkowitz
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Casey O. Burkes and Teresa A. Burkes 427 Dupont Ave Madison, TN 37115	Same
Map & Parcel No.: 043 09 0 194.00	

FOR AND IN CONSIDERATION of good and valuable consideration, receipt of which is hereby acknowledged, **Teresa A. Beardsley** ("Grantor") does hereby quitclaim and convey unto **Casey O. Burkes** and wife, **Teresa A. Burkes** ("Grantees"), their heirs and assigns, all of her right, title and interest in and to the following described tract or parcel of land (the "Property"):

Land in Davidson County, Tennessee, being the westerly ½ of Lot No. 8 of Bock H on the map of Woodlawn Estates, as shown of record in Book 843, page 82, said Register's Office.

Said part of lot fronts 50 feet on the northerly side of Dupont Avenue and runs back between parallel lines, 165.5 feet to a dead line.

Being the same property conveyed to Teresa A. Beardsley by Deed of record as Instrument No. 200008140080315, Register's Office for Davidson County, Tennessee.

This is improved property known as 427 Dupont Ave, Madison, TN, 37115.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature Page To Follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of July, 2013.

Teresa A Beardsley
TERESA A. BEARDSLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Casey Myers, a Notary Public in and for said State and County, TERESA A. BEARDSLEY, within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 16th day of July, 2013.

Casey Myers
Notary Public

My Commission Expires:
Oct. 18, 2016

CASEY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Teresa A Beardsley
AFFIANT

Subscribed and sworn to before me this 16th day of July, 2013.

Casey Myers
NOTARY PUBLIC

My Commission Expires:
Oct. 18, 2016

CASEY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016